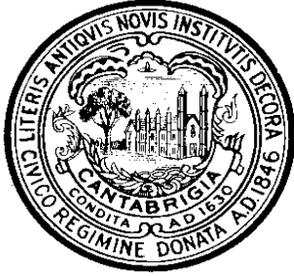


*City of Cambridge*  
*Community Development Department*  
*Development Log*  
**January ~ March 2016**



# **City of Cambridge**

## **Community Development Department**

### **Development Log**

#### **January ~ March 2016**

The Development Log provides an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments and the public to keep them posted of development progress, from permitting through construction to completion.

Criteria for inclusion in the Log include:

- ◆ Commercial projects totaling over 50,000 square feet.
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant.
- ◆ Any project that has a significant impact on the neighborhood in which it is located.

Projects meeting the criteria are categorized by **Project Stage**, which include:

- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Permit Granted or As of Right*: Development received Special Permit from the Planning Board or BZA, Comprehensive Permit, Large Project Review conducted with Community Development, or is As of Right.
- ◆ *Building Permit Granted*: Development received Building Permit (construction must start within six months or an extension is required).
- ◆ *Complete*: Project received Certificate of Occupancy (CO) or Temporary CO.

## Notes on other topics included in the Development Log:

- ◆ *Address / Name*: Includes the primary street address of the project and any name by which it is commonly known.
- ◆ *Affordable Units*: Number of affordable housing units included in the development. This value is not shown for developments with inclusionary housing units until the number of affordable units is determined, prior to issuance of a building permit. However the number of affordable units is included for city-financed developments both during the permitting process and while permitted and awaiting construction. “TBD” indicates that the number of affordable units is “to be determined”.
- ◆ *Gross Floor Area*: Includes only the gross floor area of the project under development. Other gross floor area may exist on the parcel, in either existing or prospective buildings, that affects the floor-to-area ratio (FAR) reported.
- ◆ *Neighborhood*: Cambridge is divided into thirteen neighborhoods for planning purposes. For more information see: <http://www.cambridgema.gov/CDD/planud/neighplan.aspx>.
- ◆ *Parking Spaces*: Includes both on-site and off-site spaces assigned to uses found in the project; to avoid double counting on-site spaces assigned to projects reported elsewhere are reported under those projects. Where on-site parking is shared with other developments or parking associated with the project is located off-site additional information about parking is stated in the Notes field.
- ◆ *Permit Type*: refers to the type of development approval required:
  - *Special Permit*: Project required a special permit granted by the Planning Board.
  - *Board of Zoning Appeals*: Project requires a special permit and/or variance granted by the Board of Zoning Appeals.
  - *Comprehensive Permit*: Project permitted under Chapter 40B provisions for development of affordable housing.
  - *Large Project Review*: Projects subject to Large Project Review provisions in Article 19 of the Zoning Ordinance.
  - *As of Right*: Projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.

- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
  - *New Construction*
  - *Alteration*: Includes the rehabilitation of an existing building.
  - *Addition*
  - *Alteration/Addition*: Combines alteration of an existing building with an addition.
  - *Change of Use*: Used where the a change of use requires a special permit, such as the repurposing of an existing building
  - *Master Plan*: Used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: Refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning.aspx>

**Disclaimer: All information that is presented here is accurate to the best of our knowledge at the time of publication. All information stated is subject to revision or retraction at any time.**

This document is found at: <http://www.cambridgema.gov/CDD/econdev/resources/developmentlog.aspx>

Both current and historical data about projects found in the Development Log are now available to the public in tabular format in the Planning section of the City's Open Data web site. You can view and search data without establishing an account. If you wish to save your work or make comments an account is required.

With this edition of the Development Log there are five tables and two associated maps. "Current Edition" tables contain data from the projects listed in the most recent edition. The data in these tables will be changed each time the Log is updated. Note that there are two Current Edition tables, one with project level data and another enumerating individual uses by project. Each table has an associated map. To download a copy of the data found here visit the Planning Category of the City's Open Data Portal:

<https://data.cambridgema.gov/browse?category=Planning>

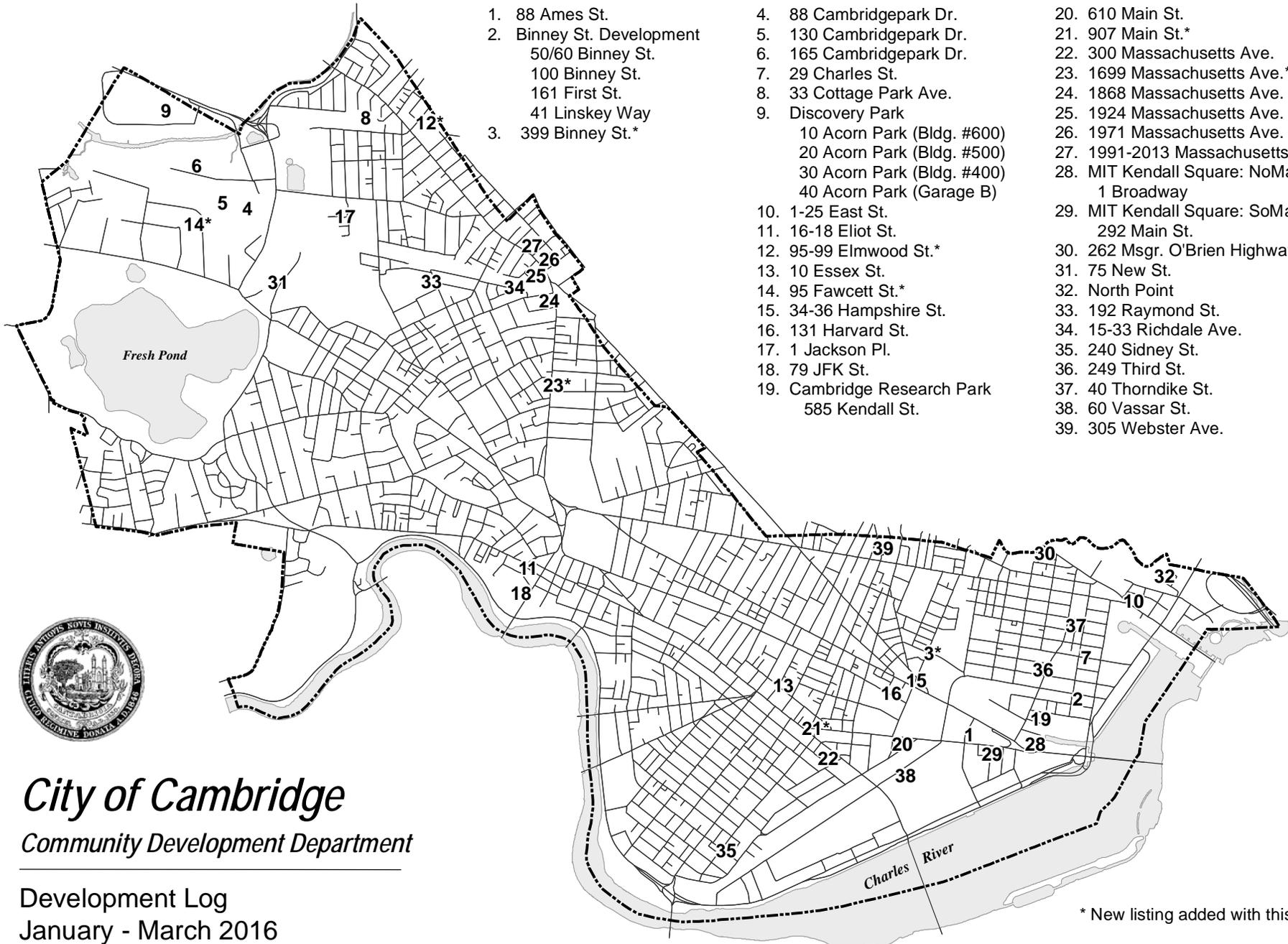
Forward any questions or comments about the Development Log to:

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344 Broadway, Cambridge, MA 02139

Phone: (617) 349-4656  
Fax: (617) 349-4669  
E-mail: [ccook@cambridgema.gov](mailto:ccook@cambridgema.gov)

## Development Projects in Current Pipeline

- |   |   |  |
|---|---|--|
| 1. 88 Ames St.  | 4. 88 Cambridgepark Dr.   | 20. 610 Main St.                             |
| 2. Binney St. Development<br>50/60 Binney St.<br>100 Binney St.<br>161 First St.<br>41 Linskey Way<br>399 Binney St.* | 5. 130 Cambridgepark Dr.  | 21. 907 Main St.*                            |
|   | 6. 165 Cambridgepark Dr.  | 22. 300 Massachusetts Ave.                   |
|   | 7. 29 Charles St.   | 23. 1699 Massachusetts Ave.*                 |
|   | 8. 33 Cottage Park Ave.   | 24. 1868 Massachusetts Ave.                  |
|   | 9. Discovery Park<br>10 Acorn Park (Bldg. #600)<br>20 Acorn Park (Bldg. #500)<br>30 Acorn Park (Bldg. #400)<br>40 Acorn Park (Garage B) | 25. 1924 Massachusetts Ave.                  |
|   | 10. 1-25 East St.   | 26. 1971 Massachusetts Ave.                  |
|   | 11. 16-18 Eliot St.   | 27. 1991-2013 Massachusetts Ave.             |
|   | 12. 95-99 Elmwood St.*  | 28. MIT Kendall Square: NoMa<br>1 Broadway   |
|   | 13. 10 Essex St.  | 29. MIT Kendall Square: SoMa<br>292 Main St. |
|   | 14. 95 Fawcett St.*   | 30. 262 Msgr. O'Brien Highway                |
|   | 15. 34-36 Hampshire St.   | 31. 75 New St.                               |
|   | 16. 131 Harvard St.   | 32. North Point                              |
|   | 17. 1 Jackson Pl.   | 33. 192 Raymond St.                          |
|   | 18. 79 JFK St.  | 34. 15-33 Richdale Ave.                      |
|   | 19. Cambridge Research Park<br>585 Kendall St.  | 35. 240 Sidney St.                           |
|   |   | 36. 249 Third St.                            |
|   |   | 37. 40 Thorndike St.                         |
|   |   | 38. 60 Vassar St.                            |
|   |   | 39. 305 Webster Ave.                         |



**City of Cambridge**

Community Development Department

Development Log  
January - March 2016

\* New listing added with this update

## Development Log - Project Summary

### Project Stage: Permitting

Address / Name:	<b>399 Binney Street</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>310</b>	Lot Area (SF):	<b>152,868</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Divco</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.00</b>	Office/R&D:	<b>169,950</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>225</b>	Retail:	<b>2,550</b>
Project Type:		Zoning:	<b>IB</b>			Total GFA:	<b>172,500</b>
Notes:	<b>This project part of One Kendall Square development. All parking provided in existing garage. Demolition of existing 29,200 SF building.</b>						
Address / Name:	<b>1 Broadway / NoMa - MIT Kendall Square</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>302</b>	Lot Area (SF):	<b>116,272</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MIT</b>	All Housing Units:	<b>295</b>	Floor-Area Ratio:	<b>3.90</b>	Office/R&D:	<b>6,400</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>175</b>	Parking Garage:	<b>83,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-3A, PUD-3</b>			Residential:	<b>285,000</b>
Notes:	<b>83,000 SF from 175 space new garage counted towards FAR. Existing garage not in project scope. Project area south of Main Street permitted separately.</b>						
						Retail:	<b>36,800</b>
						Total GFA:	<b>411,200</b>
Address / Name:	<b>95-99 Elmoood Street</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>17,535</b>	Gross Floor Area by Use (SF):	
Developer:		All Housing Units:	<b>34</b>	Floor-Area Ratio:	<b>2.07</b>	Parking Garage:	<b>307</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>34</b>	Residential:	<b>35,967</b>
Project Type:		Zoning:	<b>BA-2/NMAOD</b>			Retail:	<b>480</b>
Notes:	<b>Existing auto repair facility will be demolished.</b>						
						Total GFA:	<b>36,754</b>

**Project Stage: Permitting**

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Address / Name:	<b>95 Fawcett Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Cambridge Highlands</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>20,522</b>	Gross Floor Area by Use (SF):	
Developer:	<b>95 Fawcett LLC</b>	All Housing Units:	<b>44</b>	Floor-Area Ratio:	<b>2.78</b>	Residential:	<b>57,048</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>44</b>	Total GFA:	<b>57,048</b>
Project Type:		Zoning:	<b>O-1/AOD-4</b>				

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Address / Name:	<b>292 Main Street / SoMa - MIT Kendall Square</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>MIT / Area 2</b>	Special Permit:	<b>303</b>	Lot Area (SF):	<b>293,808</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MIT</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>3.90</b>	Institutional:	<b>404,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>1459</b>	Lab/R&D:	<b>270,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-3B MXD/PUD 5</b>			Office/R&D:	<b>603,000</b>
Notes:	<b>405 existing parking spaces not included in project. Project area north of Main St. permitted seperately.</b>					Retail:	<b>99,000</b>
						Total GFA:	<b>1,376,000</b>

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Address / Name:	<b>907 Main Street / Hanging Gardens of Babylon Hotel</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>5,111</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Patrick Barrett III</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.00</b>	Hotel:	<b>22,743</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>None</b>	Parking:	<b>5</b>	Retail:	<b>4,000</b>
Project Type:		Zoning:	<b>BB</b>	Hotel Rooms:	<b>58</b>	Total GFA:	<b>26,743</b>
Notes:	<b>Retail and Hotel allowance is an estimate. Central Square Advisory Committee review.</b>						

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**Project Stage: Permitting**

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Address / Name:	<b>1699 Massachusetts Avenue</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Agassiz</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>13,044</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Lotus Harvard Enterprise</b>	All Housing Units:	<b>21</b>	Floor-Area Ratio:	<b>2.26</b>	Residential:	<b>12,356</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>20</b>	Retail:	<b>1,613</b>
Project Type:		Zoning:	<b>BA-2/B/NMAOD</b>			Total GFA:	<b>13,969</b>

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Subtotals:	All Units: <b>394</b>	Parking Spaces: <b>1,962</b>	Hotel Rooms: <b>58</b>			Gross Floor Area by Use (SF):	
						Hotel:	<b>22,743</b>
						Institutional:	<b>404,000</b>
						Lab/R&D:	<b>270,000</b>
						Office/R&D:	<b>779,350</b>
						Parking Garage:	<b>83,307</b>
						Residential:	<b>390,371</b>
						Retail:	<b>144,443</b>
						Total GFA:	<b>2,094,214</b>

**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Office/R&D:	<b>132,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>132,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>				
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.</b>						

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Address / Name:	<b>30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Office/R&D:	<b>96,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>96,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>				
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.</b>						

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Address / Name:	<b>40 Acorn Park / Garage B/Discovery Park Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:		Parking Garage:	<b>141,745</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>380</b>	Total GFA:	<b>141,745</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>				
Notes:	<b>Garage not counted toward Discovery Park FAR.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>88 Ames Street / Cambridge Center</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>MIT / Area 2</b>	Special Permit:	<b>PB294</b>	Lot Area (SF):	<b>16,542</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Boston Properties</b>	All Housing Units:	<b>280</b>	Floor-Area Ratio:	<b>13.06</b>	Residential:	<b>200,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>36</b>	Parking:	<b>140</b>	Retail:	<b>16,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>MXD</b>			Total GFA:	<b>216,000</b>
Notes:	<b>Parking accommodated in Cambridge Center East Garage.</b>						

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Address / Name:	<b>88 Cambridgepark Drive</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB292</b>	Lot Area (SF):	<b>174,496</b>	Gross Floor Area by Use (SF):	
Developer:	<b>McKinnon Company</b>	All Housing Units:	<b>254</b>	Floor-Area Ratio:	<b>1.70</b>	Residential:	<b>294,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>185</b>	Total GFA:	<b>294,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-2A/AOD-6</b>				
Notes:	<b>91 spaces on-site and 94 shared parking spaces with adjacent office buildings.</b>						

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Address / Name:	<b>29 Charles Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB231A</b>	Lot Area (SF):	<b>20,036</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Jones Lang LaSalle</b>	All Housing Units:	<b>8</b>	Floor-Area Ratio:	<b>0.72</b>	Residential:	<b>14,400</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>8</b>	Total GFA:	<b>14,400</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1/BA/PUD-4B</b>				

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>1-25 East Street / Avalon Bay Housing Phase II</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB175</b>	Lot Area (SF):	<b>247,431</b>	Gross Floor Area by Use (SF):	
Developer:	<b>C.E. Smith/Archstone Dev</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>3.77</b>	Residential:	<b>0</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Retail:	<b>0</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6</b>			Total GFA:	<b>0</b>
Notes:	<b>FAR includes Phase I buildings. Project is being redesigned. Will be primarily residential. Units, GFA and parking unknown at this time.</b>						

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Address / Name:	<b>16-18 Eliot Street</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>Neighborhood 10</b>	Special Permit:	<b>300</b>	Lot Area (SF):	<b>6,964</b>	Gross Floor Area by Use (SF):	
Developer:	<b>16-18 Eliot LLC</b>	All Housing Units:	<b>15</b>	Floor-Area Ratio:	<b>3.47</b>	Residential:	<b>11,935</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>0</b>	Total GFA:	<b>11,935</b>
Project Type:	<b>Addition</b>	Zoning:	<b>BB/HSOD</b>				
Notes:	<b>Building has 12,262 SF existing retail space not counted in this project.</b>						

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Address / Name:	<b>10 Essex Street</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>PB285</b>	Lot Area (SF):	<b>34,744</b>	Gross Floor Area by Use (SF):	
Developer:	<b>3 MJ Associates LLC</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>3.27</b>	Residential:	<b>48,319</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>23</b>	Retail:	<b>4,014</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB/CSOD</b>			Total GFA:	<b>52,333</b>
Notes:	<b>FAR includes existing building on parcel.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>161 First Street / Binney St. Alexandria Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>40,000</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>129</b>	Floor-Area Ratio:	<b>3.75</b>	Residential:	<b>137,384</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>122</b>	Retail:	<b>28,557</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>IA-1/PUD-3A</b>			Total GFA:	<b>165,941</b>
Notes:	<b>80 parking spaces located on site, 25 in the 270 Third Street garage and 17 spaces in the garage at 50/60 Binney Street.</b>						

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Address / Name:	<b>34-36 Hampshire Street</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>PB256</b>	Lot Area (SF):	<b>4,176</b>	Gross Floor Area by Use (SF):	
Developer:	<b>CJ Griffen Enterprises</b>	All Housing Units:	<b>20</b>	Floor-Area Ratio:	<b>5.10</b>	Office/R&D:	<b>360</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>10</b>	Residential:	<b>20,940</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IB</b>			Total GFA:	<b>21,300</b>

---

Address / Name:	<b>585 Kendall Street / Constellation Theatre/Cambridge Research Park</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB141</b>	Lot Area (SF):	<b>35,865</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Constellation</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.09</b>	Theater:	<b>75,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>75,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-3/PUD-3</b>				
Notes:	<b>Parking provided in Cambridge Research Park pooled facility.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>41 Linskey Way / Binney St. Alexandria Master Plan</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>9,625</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>1.68</b>	Office/R&D:	<b>10,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Retail:	<b>6,189</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>IA-1/PUD-3A</b>			Total GFA:	<b>16,189</b>
Notes:	<b>Also known as 219 Second St. Parking is included in 50/60 Binney St. Garage.</b>						

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Address / Name:	<b>1991-2013 Massachusetts Avenue / St. James Development</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB241</b>	Lot Area (SF):	<b>58,194</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Oaktree Development</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>1.75</b>	Residential:	<b>72,287</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>46</b>	Retail:	<b>1,241</b>
Project Type:	<b>Addition</b>	Zoning:	<b>BA-2/NMAOD</b>			Total GFA:	<b>73,528</b>
Notes:	<b>64 total spaces on-site include 46 spaces for 1991-2013 Mass Ave and 18 spaces for adjacent St. James Church. FAR includes existing 22,560 SF church.</b>						

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Address / Name:	<b>75 New Street</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>PB286</b>	Lot Area (SF):	<b>49,256</b>	Gross Floor Area by Use (SF):	
Developer:	<b>AbodeZ Acorn LLC</b>	All Housing Units:	<b>93</b>	Floor-Area Ratio:	<b>1.95</b>	Residential:	<b>96,049</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>94</b>	Total GFA:	<b>96,049</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1</b>				

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>North Point Remaining Master Plan</b>				Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB179</b>	Lot Area (SF):	<b>3,256,310</b>	Gross Floor Area by Use (SF):
Developer:	<b>HYM Investments/Pan Am</b>	All Housing Units:	<b>1796</b>	Floor-Area Ratio:		Office/R&D: <b>1,795,215</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Residential: <b>1,872,409</b>
Project Type:	<b>Change of Use</b>	Zoning:	<b>NP/PUD-6/PUD-4A</b>			Retail: <b>66,743</b>
Notes:	<b>Affordable housing contribution, parking spaces, and total project FAR to be determined.</b>				Total GFA:	<b>3,734,367</b>

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Address / Name:	<b>249 Third Street</b>				Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>26,918</b>	Gross Floor Area by Use (SF):
Developer:	<b>Equity Residential</b>	All Housing Units:	<b>84</b>	Floor-Area Ratio:	<b>2.67</b>	Residential: <b>70,377</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>2</b>	Retail: <b>1,540</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1</b>			Total GFA: <b>71,917</b>
Notes:	<b>Parking will be accomodated at the existing parking facility at 195 Binney Street.</b>					

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Address / Name:	<b>40 Thorndike Street / Courthouse Redevelopment</b>				Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB298</b>	Lot Area (SF):	<b>59,788</b>	Gross Floor Area by Use (SF):
Developer:	<b>Leggat McCall</b>	All Housing Units:	<b>24</b>	Floor-Area Ratio:	<b>7.97</b>	Office/R&D: <b>452,237</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>512</b>	Residential: <b>24,066</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>BB</b>			Total GFA: <b>476,303</b>
Notes:	<b>92 on-site spaces, 420 existing off-site spaces.</b>					

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>305 Webster Avenue</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>PB295</b>	Lot Area (SF):	<b>18,140</b>	Gross Floor Area by Use (SF):	
Developer:	<b>M &amp; H Realty Trust</b>	All Housing Units:	<b>35</b>	Floor-Area Ratio:	<b>2.07</b>	Office/R&D:	<b>1,780</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>35</b>	Residential:	<b>35,730</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>BA/C-2B</b>			Total GFA:	<b>37,510</b>
Notes:	<b>NEW PROJECT.</b>						

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Subtotals:	All Units: <b>2,830</b>	Parking Spaces: <b>1,572</b>				Gross Floor Area by Use (SF):	
						Office/R&D:	<b>2,487,592</b>
						Parking Garage:	<b>141,745</b>
						Residential:	<b>2,897,896</b>
						Retail:	<b>124,284</b>
						Theater:	<b>75,000</b>
						Total GFA:	<b>5,726,517</b>

**Project Stage: Building Permit Granted**

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Address / Name: **10 Acorn Park / 600 Discovery Park/Discovery Park Master Plan** Bldg. Permit: **BLDC-025041-2015**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Hotel: **82,340**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **82,340**

Project Type: **New Construction** Zoning: **SD-4** Hotel Rooms: **150**

Notes: **FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory. Surface spaces for hotel included here.**

---

Address / Name: **100 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit: **BLDC-029720-2015**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **54,433** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **7.12** Office/R&D: **355,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **321** Retail: **1,941**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **356,941**

Notes: **185 spaces in underground garage and 136 allocated from 50/60 Binney Street garage.**

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Address / Name: **50/60 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit: **BLDC-018436-2014**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **63,844** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **7.59** Office/R&D: **462,512**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **421** Retail: **5,000**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **467,512**

Notes: **Garage totals 899 spaces with 302 allocated to 215 First Street, 136 to 100 Binney Street, 15 to 41 Linsky Way, and 25 to 161 First Street.**

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**Project Stage: Building Permit Granted**

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Address / Name: **130 Cambridgepark Drive** Bldg. Permit: **BLDM-031440-2015**

Neighborhood: **North Cambridge** Special Permit: **PB279** Lot Area (SF): **102,013** Gross Floor Area by Use (SF):

Developer: **The Hanover Company** All Housing Units: **220** Floor-Area Ratio: **2.10** Residential: **213,321**

Permit Type: **Planning Board Special Permit** Affordable Units: **25** Parking: **216** Total GFA: **213,321**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

Notes: **120 spaces located on-site, 96 spaces located in 140 Cambridgepark Drive garage.**

---

Address / Name: **165 Cambridgepark Drive / Phase 2** Bldg. Permit: **BLDM-009426-2013**

Neighborhood: **North Cambridge** Special Permit: **PB275** Lot Area (SF): **119,274** Gross Floor Area by Use (SF):

Developer: **Hines Interests Limited** All Housing Units: **95** Floor-Area Ratio: **2.35** Residential: **112,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **11** Parking: **92** Total GFA: **112,000**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

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Address / Name: **35 Cottage Park Avenue / Phase 2** Bldg. Permit: **BLDM-020171-2014**

Neighborhood: **North Cambridge** Special Permit: **PB276** Lot Area (SF): **130,079** Gross Floor Area by Use (SF):

Developer: **Tyler Court Limited Partnership** All Housing Units: **10** Floor-Area Ratio: **0.64** Residential: **12,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **10** Total GFA: **12,200**

Project Type: **New Construction** Zoning: **SD-2**

Notes: **Affordable units included in Phase 1.**

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**Project Stage: Building Permit Granted**

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Address / Name: **131 Harvard Street** Bldg. Permit: **BLDM-027706-2015**

Neighborhood: **Area IV** Special Permit: **N/A** Lot Area (SF): **10,000** Gross Floor Area by Use (SF):

Developer: **Capstone Communities/Sean Hope RE** All Housing Units: **20** Floor-Area Ratio: **2.34** Residential: **30,983**

Permit Type: **Board of Zoning Appeals** Affordable Units: **20** Parking: **See note** Total GFA: **30,983**

Project Type: **New Construction** Zoning: **C-2B**

Notes: **GFA includes structured parking.**

---

Address / Name: **1 Jackson Place / Jefferson Park** Bldg. Permit: **BLDM-034509-2015**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **457,992** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **104** Floor-Area Ratio: **0.32** Residential: **143,072**

Permit Type: **Comprehensive Permit** Affordable Units: **104** Parking: **0** Total GFA: **143,072**

Project Type: **Alteration** Zoning: **B**

Notes: **Demolition and replacement of state-assisted units at jefferson Park, a Cambridge Housing Authority development.**

---

Address / Name: **79 JFK Street / Harvard JFK School Expansion** Bldg. Permit: **BLDC-026899-2015**

Neighborhood: **Neighborhood 10** Special Permit: **PB293** Lot Area (SF): **126,655** Gross Floor Area by Use (SF):

Developer: **Harvard University** All Housing Units: **None** Floor-Area Ratio: **2.51** Educational: **76,862**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **76,862**

Project Type: **Addition** Zoning: **C-3**

Notes: **FAR includes existing building on-site. 129 spaces to be allocated from campus pool. Approved Special Permit was filed January 5, 2015.**

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**Project Stage: Building Permit Granted**

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Address / Name: **610 Main Street / MITIMCO Phase 2/North Building** Bldg. Permit: **BLDC-015112-2014**

Neighborhood: **Area IV** Special Permit: **PB238** Lot Area (SF): **210,215** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **2.75** Office/R&D: **238,264**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **270** Total GFA: **238,264**

Project Type: **New Construction** Zoning: **IB**

Notes: **FAR includes Phase I building. 650 Parking spaces in underground garage. 380 spaces allocated to Phase I and 700 Main St.**

---

Address / Name: **1868 Massachusetts Avenue / Gourmet Express Redevelopment** Bldg. Permit: **DEMO-018477-2014**

Neighborhood: **Neighborhood 9** Special Permit: **N/A** Lot Area (SF): **13,325** Gross Floor Area by Use (SF):

Developer: **1868 Mass Ave LLC** All Housing Units: **27** Floor-Area Ratio: **2.31** Residential: **27,908**

Permit Type: **Large Project Review** Affordable Units: **3** Parking: **27** Retail: **2,514**

Project Type: **New Construction** Zoning: **BC/C-1** Total GFA: **30,422**

Notes: **42 total on-site spaces include 27 residential spaces plus 15 spaces to be used by Lesley University.**

---

Address / Name: **1924 Massachusetts Avenue / Kaya Hotel** Bldg. Permit: **BLDC-010552-2013**

Neighborhood: **North Cambridge** Special Permit: **PB237** Lot Area (SF): **14,880** Gross Floor Area by Use (SF):

Developer: **Kaya-Ka** All Housing Units: **None** Floor-Area Ratio: **1.60** Hotel: **24,162**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **40** Total GFA: **24,162**

Project Type: **New Construction** Zoning: **BC/B/NMAOD** Hotel Rooms: **65**

Notes: **Includes restaurant, component GFA unknown. Parking for hotel and restaurant.**

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>1971 Massachusetts Avenue / Miso Block Redevelopment</b>	Bldg. Permit:	<b>022573-2015</b>				
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>14,044</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Urban Spaces</b>	All Housing Units:	<b>20</b>	Floor-Area Ratio:	<b>1.81</b>	Residential:	<b>22,426</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>2</b>	Parking:	<b>20</b>	Retail:	<b>3,925</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BC</b>			Total GFA:	<b>26,351</b>

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Address / Name:	<b>300 Massachusetts Avenue / University Park Millenium Bldg.</b>	Bldg. Permit:	<b>BLDC-010858-2014</b>				
Neighborhood:	<b>Cambridgeport</b>	Special Permit:	<b>PB283</b>	Lot Area (SF):	<b>50,634</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Forest City</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>4.30</b>	Office/R&D:	<b>203,501</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>227</b>	Retail:	<b>15,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>CRDD</b>			Total GFA:	<b>218,501</b>
Notes:	<b>Parking willl be provided by using existing University Park garage at 55 Franklin St.</b>						

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Address / Name:	<b>262 Msgr. O'Brien Highway / The Ivy Residents</b>	Bldg. Permit:	<b>BLDM-030215-2015</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>19,078</b>	Gross Floor Area by Use (SF):	
Developer:	<b>YIHE Group</b>	All Housing Units:	<b>55</b>	Floor-Area Ratio:	<b>3.37</b>	Residential:	<b>64,222</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>56</b>	Total GFA:	<b>64,222</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-1</b>				

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>192 Raymond Street</b>	Bldg. Permit:	<b>022666-2015</b>				
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>6,278</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Raymond Street Realty Trust</b>	All Housing Units:	<b>8</b>	Floor-Area Ratio:	<b>1.30</b>	Residential:	<b>8,200</b>
Permit Type:	<b>As of Right</b>	Affordable Units:	<b>0</b>	Parking:	<b>8</b>	Total GFA:	<b>8,200</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-2</b>				
Notes:	<b>NEW PROJECT.</b>						

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Address / Name:	<b>15-33 Richdale Avenue</b>	Bldg. Permit:	<b>BLDM-022489-2014</b>				
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>PB284</b>	Lot Area (SF):	<b>42,043</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Hathaway Lofts LLC</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>1.58</b>	Residential:	<b>65,384</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>5</b>	Parking:	<b>46</b>	Total GFA:	<b>65,384</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>C-1A</b>				

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Address / Name:	<b>60 Vassar Street / Nano Building</b>	Bldg. Permit:	<b>BLDC-027113-2015</b>				
Neighborhood:	<b>MIT / Area 2</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):		Gross Floor Area by Use (SF):	
Developer:	<b>MIT</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:		Educational:	<b>216,500</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>0</b>	Total GFA:	<b>216,500</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-3B</b>				
Notes:	<b>Parking allocated from MIT pool.</b>						

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**Project Stage: Building Permit Granted**

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Subtotals: All Units: **605** Parking Spaces: **1,778** Hotel Rooms: **215**

Gross Floor Area by Use (SF):

Educational: **293,362**

Hotel: **106,502**

Office/R&D: **1,259,277**

Residential: **699,716**

Retail: **28,380**

Total GFA: **2,387,237**

**Project Stage: Complete**

---

Address / Name: **75/125 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit: **1112169-012177**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **104,185** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **3.37** Office/R&D: **330,258**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **304** Retail: **8,000**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **338,258**

Notes: **Garage totals 397 spaces with 76 allocated to 270 Third Street and 17 allocated to 161 First Street.**

---

Address / Name: **140 Cambridgepark Drive** Bldg. Permit: **BLDC-022767-2015**

Neighborhood: **North Cambridge** Special Permit: **PB279** Lot Area (SF): **125,089** Gross Floor Area by Use (SF):

Developer: **The Hanover Company** All Housing Units: **0** Floor-Area Ratio: Parking Garage: **0**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **427** Total GFA: **0**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

Notes: **456 pkg spaces, 360 replacements at 150 Cambridgepark Dr, 29 for 130 Cambridgepark Dr, 67 shared between bldgs. Bldg has no habitable space & no GFA.**

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Address / Name: **165 Cambridgepark Drive / Phase 1** Bldg. Permit: **BLDM-009426-2013**

Neighborhood: **North Cambridge** Special Permit: **PB275** Lot Area (SF): **119,274** Gross Floor Area by Use (SF):

Developer: **Hines Interests Limited** All Housing Units: **149** Floor-Area Ratio: **2.35** Residential: **168,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **17** Parking: **138** Total GFA: **168,000**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

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**Project Stage: Complete**

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Address / Name: **20 Child Street / North Point Master Plan Bldg "N"/2020** Bldg. Permit: **BLDC-003384-2013**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): Gross Floor Area by Use (SF):

Developer: **HYM Investments** All Housing Units: **355** Floor-Area Ratio: Residential: **379,743**

Permit Type: **Planning Board Special Permit** Affordable Units: **41** Parking: **184** Retail: **8,257**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **388,000**

Notes: **Lot area and FAR to be determined.**

---

Address / Name: **603 Concord Avenue** Bldg. Permit: **BLDC-005490-2013**

Neighborhood: **Cambridge Highlands** Special Permit: **PB269** Lot Area (SF): **29,034** Gross Floor Area by Use (SF):

Developer: **AbodeZ Acorn LLC** All Housing Units: **61** Floor-Area Ratio: **2.21** Residential: **57,005**

Permit Type: **Planning Board Special Permit** Affordable Units: **7** Parking: **77** Retail: **7,184**

Project Type: **New Construction** Zoning: **BA/AOD-5** Total GFA: **64,189**

Notes: **61 residential and 16 retail spaces**

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Address / Name: **35 Cottage Park Avenue / Phase 1** Bldg. Permit: **BLDM-020171-2014**

Neighborhood: **North Cambridge** Special Permit: **PB276** Lot Area (SF): **130,079** Gross Floor Area by Use (SF):

Developer: **Tyler Court Limited Partnership** All Housing Units: **57** Floor-Area Ratio: **0.64** Residential: **69,926**

Permit Type: **Planning Board Special Permit** Affordable Units: **8** Parking: **61** Utilities: **461**

Project Type: **New Construction** Zoning: **SD-2** Total GFA: **70,387**

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**Project Stage: Complete**

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Address / Name: **159 First Street** Bldg. Permit: **BLDM-002316-2013**

Neighborhood: **East Cambridge** Special Permit: **PB231** Lot Area (SF): **29,999** Gross Floor Area by Use (SF):

Developer: **Urban Spaces** All Housing Units: **115** Floor-Area Ratio: **4.20** Residential: **122,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **13** Parking: **79** Retail: **3,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **126,000**

Notes: **Also known as 33 Rogers Street. 64 spaces located on-site and 15 spaces located off-site.**

---

Address / Name: **450 Kendall Street / Cambridge Research Park** Bldg. Permit: **BLDC-008322-2013**

Neighborhood: **East Cambridge** Special Permit: **PB141** Lot Area (SF): **14,463** Gross Floor Area by Use (SF):

Developer: **Biomed Realty Trust** All Housing Units: **None** Floor-Area Ratio: **3.66** Office/R&D: **46,809**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **6,191**

Project Type: **New Construction** Zoning: **O-3/PUD-3** Total GFA: **53,000**

Notes: **Parking is provided in Cambridge Research Park pooled facility.**

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Address / Name: **1801 Massachusetts Avenue / Art Institute of Boston** Bldg. Permit: **BLDC-011478-2014**

Neighborhood: **Agassiz** Special Permit: **PB253** Lot Area (SF): **28,063** Gross Floor Area by Use (SF):

Developer: **Lesley University** All Housing Units: **None** Floor-Area Ratio: **2.65** Educational: **74,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **74,500**

Project Type: **Addition/Alteration** Zoning: **BA-2/NMAOD**

Notes: **Parking allocated from Lesley University pool.**

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**Project Stage: Complete**

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Address / Name:	<b>181 Massachusetts Avenue / Novartis</b>	Bldg. Permit:	<b>612325-027729</b>				
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>PB265</b>	Lot Area (SF):	<b>163,618</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Novartis</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>3.50</b>	Office/R&D:	<b>572,663</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>458</b>	Total GFA:	<b>572,663</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-15</b>				

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Address / Name:	<b>219 Msgr. O'Brien Highway</b>	Bldg. Permit:	<b>BLDC-008152-2013</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>12,478</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Pro Con Inc</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>4.04</b>	Hotel:	<b>50,368</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>None</b>	Parking:	<b>55</b>	Total GFA:	<b>50,368</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-1</b>	Hotel Rooms:	<b>123</b>		

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Address / Name:	<b>114 Mt. Auburn Street / Conductor's Building</b>	Bldg. Permit:	<b>BLDC-012909-2014</b>				
Neighborhood:	<b>Neighborhood 10</b>	Special Permit:	<b>PB235</b>	Lot Area (SF):	<b>20,800</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Carpenter Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>4.00</b>	Office/R&D:	<b>83,200</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>83,200</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB/HSOD</b>				

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Notes: **Includes retail component with size TBD. Parking reduced to zero because of commercial parking available in Charles Hotel garage.**

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**Project Stage: Complete**

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Address / Name: **100 Putnam Avenue / MLK, Jr. School** Bldg. Permit: **BLDC-012909-2014**

Neighborhood: **Riverside** Special Permit: **PB277** Lot Area (SF): **147,534** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **1.15** Government: **169,221**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **75** Total GFA: **169,221**

Project Type: **New Construction** Zoning: **C-1**

Notes: **34 spaces by zoning but 75 spaces available using tandem parking.**

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Address / Name: **7 Temple Street** Bldg. Permit: **BLDM-008282-2013**

Neighborhood: **Mid-Cambridge** Special Permit: **N/A** Lot Area (SF): **36,990** Gross Floor Area by Use (SF):

Developer: **Cambridge Affordable Hsg. Corp** All Housing Units: **40** Floor-Area Ratio: **2.59** Residential: **96,161**

Permit Type: **Comprehensive Permit** Affordable Units: **40** Parking: **33** Total GFA: **96,161**

Project Type: **New Construction** Zoning: **BB/O-3/CSOD**

Notes: **Formerly 5 Temple Street. Parking spaces serve a total of 66 units on-site; 42 new units and 24 existing units.**

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Address / Name: **270 Third Street / Binney St. Alexandria Master Plan** Bldg. Permit: **BLDM-020260-2014**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **17,435** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **91** Floor-Area Ratio: **4.47** Residential: **82,616**

Permit Type: **Planning Board Special Permit** Affordable Units: **27** Parking: **76** Retail: **8,506**

Project Type: **New Construction** Zoning: **IA-1/PUD-4B** Total GFA: **91,122**

Notes: **Parking allocated from 75-125 Binney Street garage.**

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**Project Stage: Complete**

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Address / Name:	<b>22 Water Street</b>					Bldg. Permit:	<b>BLDC-002865-2013</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB247</b>	Lot Area (SF):	<b>104,673</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Catamount Holdings LLC</b>	All Housing Units:	<b>392</b>	Floor-Area Ratio:	<b>4.62</b>	Residential:	<b>408,225</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>45</b>	Parking:	<b>351</b>	Total GFA:	<b>408,225</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6</b>				

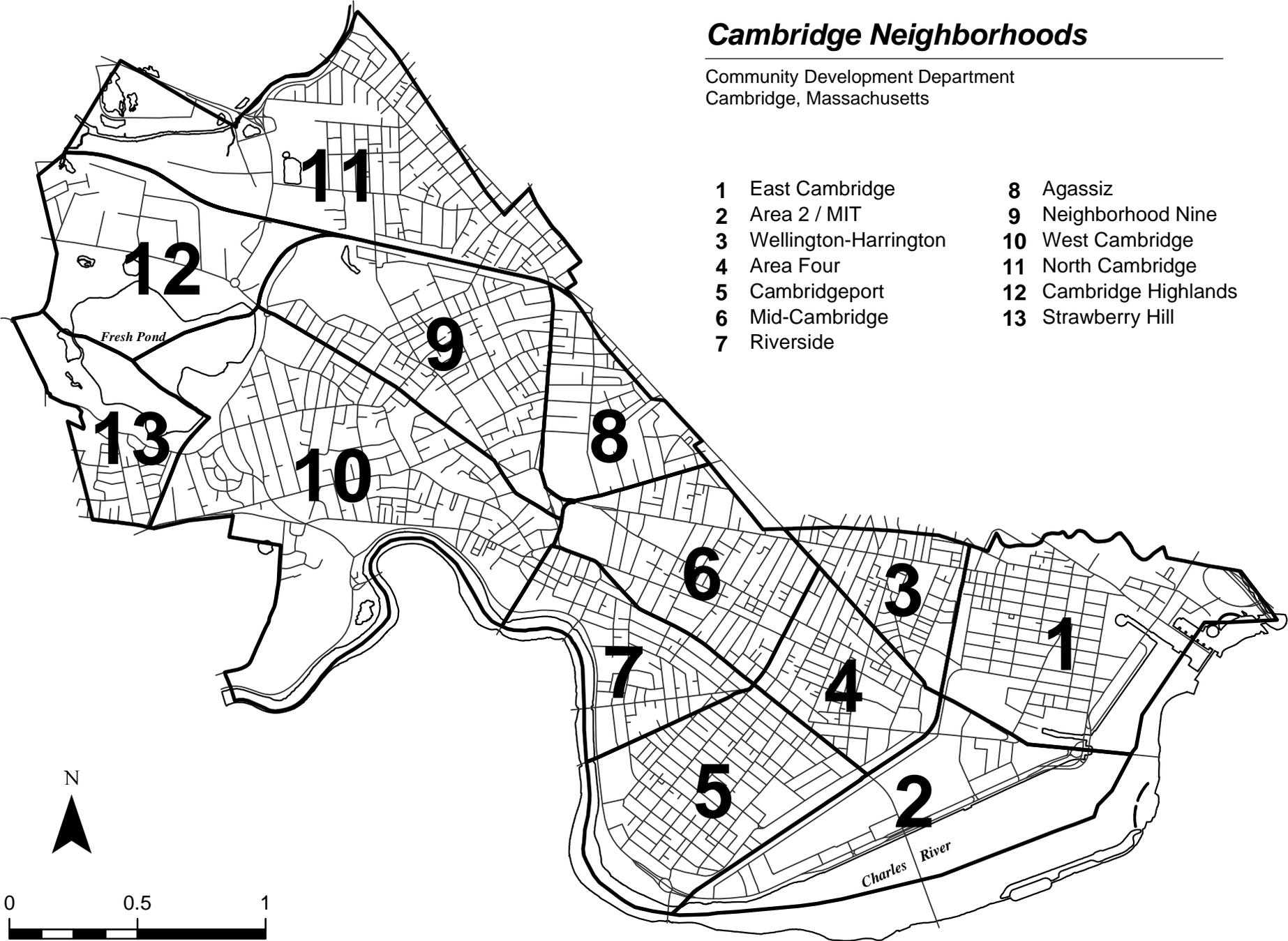
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Subtotals:	All Units: <b>1,260</b>	Parking Spaces: <b>2,318</b>	Hotel Rooms: <b>123</b>			Gross Floor Area by Use (SF):	
						Educational:	<b>74,500</b>
						Government:	<b>169,221</b>
						Hotel:	<b>50,368</b>
						Office/R&D:	<b>1,032,930</b>
						Parking Garage:	<b>0</b>
						Residential:	<b>1,383,876</b>
						Retail:	<b>41,938</b>
						Utilities:	<b>461</b>
						Total GFA:	<b>2,753,294</b>

# Cambridge Neighborhoods

Community Development Department  
Cambridge, Massachusetts

- 1 East Cambridge
- 2 Area 2 / MIT
- 3 Wellington-Harrington
- 4 Area Four
- 5 Cambridgeport
- 6 Mid-Cambridge
- 7 Riverside
- 8 Agassiz
- 9 Neighborhood Nine
- 10 West Cambridge
- 11 North Cambridge
- 12 Cambridge Highlands
- 13 Strawberry Hill



## Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
100 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
50/60 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
75/125 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Complete
1 Broadway / NoMa - MIT Kendall Square	Residential	MIT	Permitting
29 Charles Street	Residential	Jones Lang LaSalle	Permit Granted/AOR
20 Child Street / North Point Master Plan Bldg "N"/2020	Residential	HYM Investments	Complete
1-25 East Street / Avalon Bay Housing Phase II	Residential	C.E. Smith/Archstone Dev	Permit Granted/AOR
159 First Street	Residential	Urban Spaces	Complete
161 First Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
450 Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	Complete
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
219 Msgr. O'Brien Highway	Hotel	Pro Con Inc	Complete
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Bldg. Permit Granted
North Point Remaining Master Plan	Mixed Use	HYM Investments/Pan Am	Permit Granted/AOR
249 Third Street	Residential	Equity Residential	Permit Granted/AOR
270 Third Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Complete

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
22 Water Street	Residential	Catamount Holdings LLC	Complete
<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
88 Ames Street / Cambridge Center	Residential	Boston Properties	Permit Granted/AOR
292 Main Street / SoMa - MIT Kendall Square	Office/R&D	MIT	Permitting
60 Vassar Street / Nano Building	Educational	MIT	Bldg. Permit Granted
<b>Neighborhood 3 - Wellington Harrington</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
399 Binney Street	Office/R&D	Divco	Permitting
305 Webster Avenue	Residential	M & H Realty Trust	Permit Granted/AOR
<b>Neighborhood 4 - Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
10 Essex Street	Residential	3 MJ Associates LLC	Permit Granted/AOR
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Permit Granted/AOR
131 Harvard Street	Residential	Capstone Communities/Sean Hope RE	Bldg. Permit Granted
610 Main Street / MITIMCO Phase 2/North Building	Office/R&D	MIT	Bldg. Permit Granted
907 Main Street / Hanging Gardens of Babylon Hotel	Hotel	Patrick Barrett III	Permitting
181 Massachusetts Avenue / Novartis	Office/R&D	Novartis	Complete
<b>Neighborhood 5 - Cambridgeport</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
300 Massachusetts Avenue / University Park Millenium Bldg.	Office/R&D	Forest City	Bldg. Permit Granted
240 Sidney Street	Residential	Dinosaur Capital	Bldg. Permit Granted

<b>Neighborhood 6 - Mid-Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
7 Temple Street	Residential	Cambridge Affordable Hsg. Corp	Complete
<b>Neighborhood 7 - Riverside</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
100 Putnam Avenue / MLK, Jr. School	Government	City of Cambridge	Complete
<b>Neighborhood 8 - Agassiz</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1699 Massachusetts Avenue	Residential	Lotus Harvard Enterprise	Permitting
1801 Massachusetts Avenue / Art Institute of Boston	Educational	Lesley University	Complete
<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Residential	1868 Mass Ave LLC	Bldg. Permit Granted
75 New Street	Residential	AbodeZ Acorn LLC	Permit Granted/AOR
192 Raymond Street	Residential	Raymond Street Realty Trust	Bldg. Permit Granted
15-33 Richdale Avenue	Residential	Hathaway Lofts LLC	Bldg. Permit Granted
<b>Neighborhood 10 - Neighborhood 10</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
16-18 Eliot Street	Residential	16-18 Eliot LLC	Permit Granted/AOR
79 JFK Street / Harvard JFK School Expansion	Educational	Harvard University	Bldg. Permit Granted
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company	Complete
<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
10 Acorn Park / 600 Discovery Park/Discovery Park Master Plan	Hotel	Bulfinch Company	Bldg. Permit Granted
20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted

<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
40 Acorn Park / Garage B/Discovery Park Master Plan	Parking Garage	Bulfinch Company	Bldg. Permit Granted
130 Cambridgepark Drive	Residential	The Hanover Company	Bldg. Permit Granted
140 Cambridgepark Drive	Parking Garage	The Hanover Company	Complete
165 Cambridgepark Drive / Phase 1	Residential	Hines Interests Limited	Complete
165 Cambridgepark Drive / Phase 2	Residential	Hines Interests Limited	Bldg. Permit Granted
88 Cambridgepark Drive	Residential	McKinnon Company	Permit Granted/AOR
35 Cottage Park Avenue / Phase 1	Residential	Tyler Court Limited Partnership	Complete
35 Cottage Park Avenue / Phase 2	Residential	Tyler Court Limited Partnership	Bldg. Permit Granted
95-99 Elmood Street	Residential		Permitting
1 Jackson Place / Jefferson Park	Residential	Cambridge Housing Authority	Bldg. Permit Granted
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Bldg. Permit Granted
1971 Massachusetts Avenue / Miso Block Redevelopment	Residential	Urban Spaces	Bldg. Permit Granted
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Permit Granted/AOR
<b>Neighborhood 12 - Cambridge Highlands</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
603 Concord Avenue	Residential	AbodeZ Acorn LLC	Complete
95 Fawcett Street	Residential	95 Fawcett LLC	Permitting